

COMMITTEE ON LAND USE
(Standing Committee of Berkeley County Council)

Chairman: Mr. Charles E. Davis, District No. 4

Members: Mr. Milton Farley, District No. 1
Mrs. Judith K. Spooner, District No. 2
Mr. William E. Crosby, District No. 3
Mr. Steve M. Vaughn, District No. 5
Mrs. Judy C. Mims, District No. 6
Mr. Caldwell Pinckney, Jr., District No. 7
Mr. Henry L. Richardson, Jr., District No. 8
Mr. Rozier, Jr., Supervisor, ex officio

The COMMITTEE ON LAND USE met on Monday, January 22, 2001, Berkeley County Office Building, 223 North Live Oak Drive, Moncks Corner, South Carolina, at 8:08 p.m.

PRESENT: Mr. Charles E. Davis, Councilmember District No. 4, Chairman; Mr. Milton Farley, Councilmember District No. 1; Mrs. Judith K. Spooner, Councilmember District No. 2; Mr. William E. Crosby, Councilmember District No. 3; Mr. Steve M. Vaughn, Councilmember District No. 5; Mrs. Judy C. Mims, Councilmember District No. 6; Mr. Caldwell Pinckney Jr., Councilmember District No. 7; Mr. Henry L. Richardson, Jr., Councilmember District No. 8; Mr. James H. Rozier, Jr., Supervisor, ex officio; and Mr. Mark Stokes, County Attorney.

The requirements of the Freedom of Information Act have been complied with by posting the time, date, place and agenda of this meeting of Berkeley County Council at the entrance to the Berkeley County Office Building, 223 N. Live Oak Drive, Moncks Corner, South Carolina, and a copy of such notice was mailed to all Councilmembers and the News media.

Chairman Davis called the meeting to order and stated the first item on the Agenda was consideration prior to First Reading of request by Robert L. Small, 4082 Highway 45, Cross, TMS #031-00-01-062 (0.7 acres), from F-1, Flexible District, to CN, Neighborhood Commercial District. Council District No. 7.

Mr. Harry LeaMond, Berkeley County Planner, referred to Highway 45 on the map where it crosses the diversion canal. He stated the amount was 0.7 acres, which was highlighted in yellow. Mr. LeaMond stated Mr. Small wanted to change the zoning in order to open an ice cream parlor on the property, and the recommendation was to approve.

Councilmember Vaughn moved for approval; seconded by Councilmember Richardson; and passed by voice vote of Committee.

Item 2, Request by Rutha Lee Kinloch for Robert & Carrie Kinloch, 1015 Brokinrich Road, Huger, TMS #256-00-00-051 (.92 acres), from R-2, Mobile Home Residential District, to CN, Neighborhood Commercial District. Council District No. 8.

Mr. LeaMond stated the property was highlighted in yellow. He referred to Brokinrich Road off Cainhoy Road near the intersection with the railroad track. They operate a home family day care home for 6 children and they wanted to expand it to 12. This necessitates the rezoning request and the recommendation was to approve.

Councilmember Richardson moved for approval; seconded by Councilmember Vaughn; and passed by voice vote of Committee.

Item 3, Request by Larry Miller, 1771 Old Highway 52, Moncks Corner, TMS #181-02-02-050 (0.35 acres), from R-2, Mobile Home Residential District, to CG, General Commercial District. Council District No. 8.

Councilmember Spooner understood both parties wanted to address this item as they reviewed the property, but she would like to keep this in Committee. She stated there has been information provided.

Chairman Davis stated this item would be held in Committee.

Mr. LeaMond stated the property was located on Old Highway 52. He referred to Berkeley Country Club Subdivision on the map with the property highlighted in yellow. The property backs up to the Seaboard Coastline Railroad. There was a dance school on the property until a few months ago. The property was sold, and the gentlemen who purchased it wanted to open a real estate office on that site.

Councilmember Crosby asked, "to receive information it must be in the Committee?" Councilmember Spooner stated yes, she wanted to hold it in Committee. She stated the sale had finalized. Mr. LeaMond stated the title was transferred to the applicant.

Councilmember Mims asked how long are the parcels posted? She stated there have been residents in the Berkeley Country Club who were upset about the change. Mr. LeaMond stated it was posted for five working days prior to the meeting, actually more than a week. He stated by State law it has to be more than five working days, but it was posted earlier so the residents could see the sign. Councilmember Mims asked what does the sign include? Mr. LeaMond stated it lists the present zoning and the requested change. He stated it doesn't include the use. For example, "R-2 to CG". Mr. LeaMond stated if they needed additional information call the office; there just is not enough room on the sign for all of the uses. Councilmember Spooner stated some people said that it was spot zoning. Mr. LeaMond stated there is General Commercial across the road, and another parcel, which he located on the map. He stated the properties in front of Berkeley Country Club on each side of the main entrance road are General Commercial.

Councilmember Spooner stated maybe she misunderstood which lots were General Commercial. Mr. LeaMond stated the lots on both side of the intersection at O. T. Wallace Blvd. Councilmember Mims stated this was a wooded area. Mr. LeaMond stated it is zoned General Commercial; it was never developed. Councilmember Spooner stated it is the lot to the front, not

the middle section. Mr. LeaMond referred to the location on the map. Councilmember Spooner asked how deep are they. Mr. LeaMond thought they were about 5 acres each. Councilmember Vaughn asked if they are on Old Highway 52? Mr. LeaMond stated, yes.

Councilmember Davis stated this item would be held in Committee.

Item 4, Request by Steve Vaughn, County Councilman District No. 5, Caromi Village Subdivision TMS #243-01-01-002 thru 060, 243-01-01-062 and 063 (61 lots total), from R-2, Mobile Home Residential District, to R-1MM, Manufactured Multi-Unit Residential District. Council District No. 5.

Mr. LeaMond indicated the lots are all highlighted in pink and yellow. He stated this is at the very end of Wilhite Drive. Mr. LeaMond referred to the developed and undeveloped with a road in the back. He stated Councilmember Vaughn met with the property owner in order to try to dress the area up a bit. They have asked for it to be rezoned from R-2 to R-1MM. The recommendation was to approve. Councilmember Spooner stated if a road was pushed into the back? Mr. LeaMond stated there was a road platted back 1962, but it was never constructed. He stated if you visit the property, you could see a dirt road that is being pushed through the open field. Councilmember Spooner asked, That would be paved? Councilmember Vaughn asked, because of that being plated they couldn't allow them to put those units there? Mr. LeaMond stated that was correct. Councilmember Vaughn asked how many units is it reduced by? He stated there are 61 units, and asked what is the amount for R-1MM? Mr. LeaMond stated they would have to redesign it with the new setbacks. He stated he doesn't know if they are going to abandon the lot lines, because they would have to see what their design is for the new layout. Councilmember Vaughn stated he counted about 8 lots on Wilhite on one side versus 28.

Councilmember Vaughn moved for approval; seconded by Councilmember Spooner; and passed by voice vote of Committee.

Item 5, Request by Wayne Dangerfield, 1496 State Road, Summerville, TMS #209-02-01-003 and #209-02-01-029 (9.85 acres), from R-2, Mobile Home Residential District, to LI, Light Industrial District. Council District No. 6.

Chairman Davis stated this item would be held until next month.

Item 6, Request by Beatrice Singleton, 1951 Highway 52, Moncks Corner, TMS #181-00-01-024 (11.3 acres), from HI, Heavy Industrial District, to FI, Flexible District. Council District No. 8.

Mr. LeaMond stated the lot was highlighted in yellow, and referred to Highway 52 near the intersection with Gilliard Road. He stated the property lies between the funeral home and the Chevrolet Dealer and is classified as heavy equipment. He stated there are a number of mobile homes and probably shouldn't been zoned light industrial. They are recommending approval of Flex-1 category.

Councilmember Vaughn moved for approval; seconded by Councilmember Spooner; and passed by voice vote of Committee.

Councilmember Vaughn moved to adjourn; seconded by Councilmember Crosby; and passed by voice vote of Committee.

The Committee on Land Use adjourned at 8:15 p.m.

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There will be a SPECIAL MEETING of the COMMITTEE ON LAND USE, Standing Committee of Berkeley County Council, on Monday January 22, 2001, in the Assembly Room, Berkeley County Office Building, 223 North Live Oak Drive, Moncks Corner, South Carolina, following the meeting of the Committee on Justice and Public Safety, scheduled to begin at 6:50 p.m.

AGENDA

- A. Consideration prior to First Reading of the following:
1. Request by Robert L. Small, 4082 Highway 45, Cross, TMS #031-00-01-062 (0.7 acres), from F-1, Flexible District, to CN, Neighborhood Commercial District.. Council District No. 7.
[Staff recommended approval]
[Planning Commission recommended approval]
 2. Request by Rutha Lee Kinloch for Robert & Carrie Kinloch, 1015 Brokinrich Road, Huger, TMS #256-00-00-051 (.92 acres), from R-2, Mobile Home Residential District, to CN, Neighborhood Commercial District. Council District No. 8.
[Staff recommended approval]
[Planning Commission recommended approval]
 3. Request by Larry Miller, 1771 Old Highway 52, Moncks Corner, TMS #181-02-02-050 (0.35 acres), from R-2, Mobile Home Residential District, to CG, General Commercial District. Council District No. 8.
[Staff recommended approval]
[Planning Commission recommended approval]
 4. Request by Steve Vaughn, County Councilman District No. 5, Caromi Village Subdivision TMS #243-01-01-002 thru 060, 243-01-01-062 and 063 (61 lots total), from

R-2, Mobile Home Residential District, to R-1MM, Manufactured Multi-Unit Residential District. Council District No. 5.

[Staff recommended approval]

[Planning Commission recommended approval]

5. Request by Wayne Dangerfield, 1496 State Road, Summerville, TMS #209-02-01-003 and #209-02-01-029 (9.85 acres), from R-2, Mobile Home Residential District, to LI, Light Industrial District. Council District No.6.

[Staff recommended denial]

[Planning Commission recommended denial]

Comments by:

Wayne Dangerfield

Ms. Doris Pellegrini

6. Request by Beatrice Singleton, 1951 Highway 52, Moncks Corner, TMS #181-00-01-024 (11.3 acres), from HI, heavy Industrial District, to FI, Flexible District. Council District No. 8.

[Staff recommended approval]

[Planning Commission recommended approval]

January 17, 2001
S/Barbara B. Austin
Clerk of County Council